



Enterprise Town Advisory Board

September 11, 2019

MINUTES

Board Members: Jenna Waltho, Chair - **PRESENT**
Kendal Weisenmiller **PRESENT**
Barris Kaiser, Vice Chair **PRESENT**
David Chestnut **EXCUSED**

Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com

County Liaison: Tiffany Hesser 702-455-7388 th@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions(see above)

The meeting was called to order at 6:15 p.m.

Lorna Phegley, Current Planning

II. Public Comment

This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

None.

III. Approval of August 28, 2019 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as published.

Motion **PASSED** (3-0) /Unanimous

IV. Approval of Agenda for September 11, 2019 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) / Unanimous

Applicant requested hold:

7. UC-19-0645-AFRIDI ROMMAN KHAN: The applicant has requested a **HOLD** to the Enterprise TAB meeting on October 9, 2019.

Related applications:

5. SC-19-0614-CENTURY COMMUNITIES NEVADA LLC
6. SC-19-0615-CENTURY COMMUNITIES NEVADA LLC

10. TM-19-500173-MARGINS TRUST & RHODES, STEVEN L. TRS:
12. VS-19-0653-MARGINS TRUST & RHODES, STEVEN L. TRS:
17. ZC-19-0652-MARGINS TRUST & RHODES, STEVEN L. TRS:

11. TM-19-500176-DIAMOND HORSE, LLC:
13. VS-19-0674-DIAMOND HORSE, LLC:
16. WS-19-0673-DIAMOND HORSE, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

Open House for an update of the Enterprise Land Use Plan, Wednesday, September 18, 2019, 4:00 pm to 7 pm Windmill, Library 7060 W. Windmill Lane.

There is a vacancy on the Enterprise Town Board. If interested, please, see Carmen Hayes, Secretary, or Tiffany Hesser, Liaison for an application.

VI. Planning & Zoning

1. **NZC-19-0528-SOUTHERN HIGHLANDS INVEST PTNRS:**
ZONE CHANGE to reclassify a 7.1 acre portion of an 11.5 acre site from C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to R-5 (Apartment Residential) P-C (Planned Community Overlay District) Zone.
VARIANCE to allow tandem parking spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; and **2)** reduce landscape planter dimensions.
DESIGN REVIEWS for the following: **1)** multiple family development; **2)** alternative landscaping (diamond planters); and **3)** signage. Generally located on the east side of Southern Highlands Parkway and the north side of Robert Trent Jones Lane (alignment) within Enterprise (description on file). JJ/md/ma (For possible action) **09/03/19 PC**

Motion by Barry Kaiser
Action: **APPROVE** Zone Change
Variance **no longer needed**
DENY Waiver of Development Standards 1
Waiver of Development Standards 2 **no longer needed**
DENY Design Reviews
Motion **PASSED** (3-0) /Unanimous

2. **NZC-19-0504-GRAGSON SILVERADO, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 2.8 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** reduced separation from a convenience store to a residential use; **2)** reduced separation from a gasoline station to a residential use; **3)** reduced separation from a vehicle wash to a residential use; and **4)** reduced the separation from an on-premises consumption of alcohol establishment (tavern) to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height (previously not notified); and **2)** reduced driveway separation (previously not notified).
DESIGN REVIEWS for the following: **1)** commercial center with convenience store, gasoline station, vehicle wash, and tavern; **2)** alternative parking lot landscaping; and **3)** increase finished grade. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/pb/ma (For possible action) **09/17/19 PC**

Motion by Barry Kaiser
Action: **APPROVE** Zone Change reduced to C-1
DENY Use Permits
APPROVE Waiver of Development Standards 1
DENY Waiver of Development Standards 2
DENY Design Reviews 1 & 2
APPROVE Design Review 3
ADD Current Planning condition:
• Design Review as public hearing for lighting and signage
Per staff if approved conditions
Motion **PASSED** (3-0) /Unanimous

3. **TM-19-500164-HANWEN RAINBOW LLC:**
TENTATIVE MAP for a commercial subdivision on 3.7 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Windmill Lane within Enterprise. JJ/rk/jd (For possible action) **09/17/19 PC**

Motion by Kendal Weisenmiller
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

4. **NZC-19-0612-PERSSON, ERIC:**
ZONE CHANGE to reclassify 33.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a proposed single family residential subdivision. Generally located on the north side of Frias Avenue and the east side of Arville Street within Enterprise (description on file). JJ/rk/ja (For possible action) **10/01/19 PC**

Motion by Kendal Weisenmiller
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

5. **SC-19-0614-CENTURY COMMUNITIES NEVADA, LLC:**
STREET NAME CHANGE to change the suffix of Poplar Point from Avenue to Court. Generally located on the south side of Oleta Avenue and the west side of Swift Current Drive within Enterprise. JJ/dm/jd (For possible action) **10/01/19 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

6. **SC-19-0615-CENTURY COMMUNITIES NEVADA, LLC:**
STREET NAME CHANGE to change the suffix of Fisher Bay from Avenue to Court. Generally located on the north side of Serene Avenue and the west side of Swift Current Drive within Enterprise. JJ/dm/jd (For possible action) **10/01/19 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

7. **UC-19-0645-AFRIDI ROMMAN KHAN:**
USE PERMITS for the following: **1)** a proposed communication tower; and **2)** reduced setbacks.
DESIGN REVIEW for a proposed communication tower and ground equipment on a portion of 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 325 feet south of Eldorado Lane within Enterprise. MN/nr/jd (For possible action) **10/01/19 PC**

The applicant has requested a **HOLD** to the Enterprise TAB meeting on October 9, 2019.

8. **VS-19-0609-JENSEN PETER L & SHERRY A:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Pyle Avenue, and between Decatur Boulevard and Arville Street and a portion of a right-of-way being Rogers Street located between Silverado Ranch Road and Le Baron Avenue within Enterprise (description on file). JJ/bb/jd (For possible action) **10/01/19 PC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

9. **DR-19-0634-WARM SPRINGS OWNER, LLC:**
DESIGN REVIEW for a comprehensive sign package for an existing office building on 3.7 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Bermuda Road, approximately 265 feet south of Warm Springs Road within Enterprise. MN/sd/jd (For possible action) **10/02/19 BCC**

Motion by Barry Kaiser
Action: **APPROVE**
ADD Current Planning condition:
• Design review as public hearing for substantial change to submitted plan.
Per staff conditions
Motion **PASSED** (3-0) /Unanimous

10. **TM-19-500173-MARGINS TRUST & RHODES, STEVEN L. TRS:**
TENTATIVE MAP consisting of 79 single family residential lots and common lots on 10.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Buffalo Drive and north side of Shelbourne Avenue within Enterprise. JJ/pb/jd (For possible action) **10/02/19 BCC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

11. **TM-19-500176-DIAMOND HORSE, LLC:**
TENTATIVE MAP consisting of 40 single family residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Blue Diamond Road and the west side of Quarterhorse Lane within Enterprise. JJ/jvm/xx (For possible action) **10/02/19 BCC**

Motion by Barry Kaiser
Action: **APPROVE** per staff if approved conditions.
Motion **PASSED** (3-0) /Unanimous

12. **VS-19-0653-MARGINS TRUST & RHODES, STEVEN L. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and between Shelbourne Avenue and Windmill Lane and a portion of a right-of-way being Buffalo Drive located between Shelbourne Avenue and Windmill Lane within Enterprise (description on file). JJ/pb/jd (For possible action) **10/02/19 BCC**

Motion by Jenna Waltho
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

13. **VS-19-0674-DIAMOND HORSE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and between Quarterhorse Lane and Fort Apache Road within Enterprise (description on file). JJ/jvm/xx (For possible action) **10/02/19 BCC**

Motion by Barry Kaiser
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

14. **WS-19-0617-CHURCH HOPE BAPTIST LV, INC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative parking lot landscaping.
DESIGN REVIEW for a new place of worship building with parking area on 14.3 acres in a P-F (Public Facilities) Zone. Generally located on the north side of Cactus Ave, 1,300 feet east of Amigo Street within Enterprise. MN/nr/jd (For possible action) **10/02/19 BCC**

Motion by Kendall Weisenmiller
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

15. **WS-19-0633-ZIMMERMAN, STANLEY R. REVOCABLE TRUST & ZIMMERMAN, STANLEY R. TRS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for a proposed outside dining/drinking patio in conjunction with a restaurant/lounge within an existing shopping center on a portion of 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Jones Boulevard, 490 feet south of Warm Springs Road within Enterprise. MN/rk/jd (For possible action) **10/02/19 BCC**

Motion by Jenna Waltho
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

16. **WS-19-0673-DIAMOND HORSE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduce rear setbacks; **3)** reduce open space; and **4)** reduce street intersection off-sets.
DESIGN REVIEWS for the following: **1)** increased finish grade; and **2)** a single family residential subdivision on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Blue Diamond Road and the west side of Quarterhorse Lane within Enterprise. JJ/jvm/xx (For possible action) **10/02/19 BCC**

Motion by Barry Kaiser
Action: **APPROVE** Waiver of Development Standards 1
APPROVE Waiver of Development Standards 2 – limited to no more than 2 adjacent lots and no more than 8 lots total on south property line; and limited to no more than 2 adjacent lots and no more than 4 lots total on west property line
APPROVE Waivers of Development Standards 3 & 4
APPROVE Design Review 1 reduced to 36 inches
APPROVE Design Review 2
Per staff if approved
Motion **PASSED** (3-0) /Unanimous

17. **ZC-19-0652-MARGINS TRUST & RHODES, STEVEN L. TRS:**
ZONE CHANGE to reclassify 10.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduce the street intersection off-set; and **3)** alternative residential driveway geometrics.
DESIGN REVIEWS for the following: **1)** a proposed single family residential development; and **2)** increased finished grade. Generally located on the west side of Buffalo Drive and the north side of Shelbourne Avenue within Enterprise (description on file). JJ/pb/jd (For possible action)
10/02/19 BCC

Motion by Jenna Waltho

Action: **APPROVE** Zone Change.

APPROVE Waivers of Development Standards #s 1 and 2

DENY Waivers of Development Standards #3

DENY Design Review #1

APPROVE Design Review #2

ADD Current Planning condition:

- Minimum lot size of 4000sf

Per staff if approved conditions

Motion **PASSED** (3-0) /Unanimous

VII. General Business:

1. Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2021 budget Request(s). For possible action)

Hold until September 25, 2019 Enterprise TAB meeting. TAB members were reminded this will need to be completed and cannot continue to be held over.

2. Tab to nominate a primary and alternate representative for enterprise to the community Development advisory committee (CDAC) for (for possible action)

Motion by Jenna Waltho

Primary representative – Peter Sarles

Alternate Representative -Steve Makar

Motion **PASSED** (3-0) /Unanimous

VIII. Public Comment:

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- Neighbors have concerns about the 1pm start time for the October 2, 2019 Board of County Commission Zoning meeting.

IX. Next Meeting Date

The next regular meeting will be September 25, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 9:08 p.m.

Motion **PASSED** (3-0) / Unanimous